

Adopted at Meeting of 11/8/73

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE
SOUTH STATION URBAN RENEWAL PLAN
PROJECT NO. MASS. R-82

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area was adopted by the Boston Redevelopment Authority on May 23, 1968, and approved, as amended, by the City Council of the City of Boston on May 12, 1969; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 606 of said Urban Renewal Plan entitled: "Land Use and Building Requirements for Disposition Parcels" designates Permitted Uses for Parcel C-7 as Commercial, Institutional, and Public Open Space; and

WHEREAS, Section 606 of said Urban Renewal Plan entitled: "Land Use and Building Requirements for Disposition Parcels" designates Other Requirements for Parcel C-7 as: Easement for entrance to Dewey Square pedestrian overpass; no vehicular access from Summer or Purchase Streets.

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 606, Parcel C-7, on Pages 6-7, Permitted Uses, is hereby amended by inserting after the word "Commercial", and before the word "Institutional", the word "Office".
2. That Section 606, Parcel C-7, on Pages 6-7, Other Requirements, is hereby amended by adding: "one off-street loading bay required in lieu of requirements of Section 602(c)".
3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

PARCEL G-7

FEDERAL

DISPOSITION

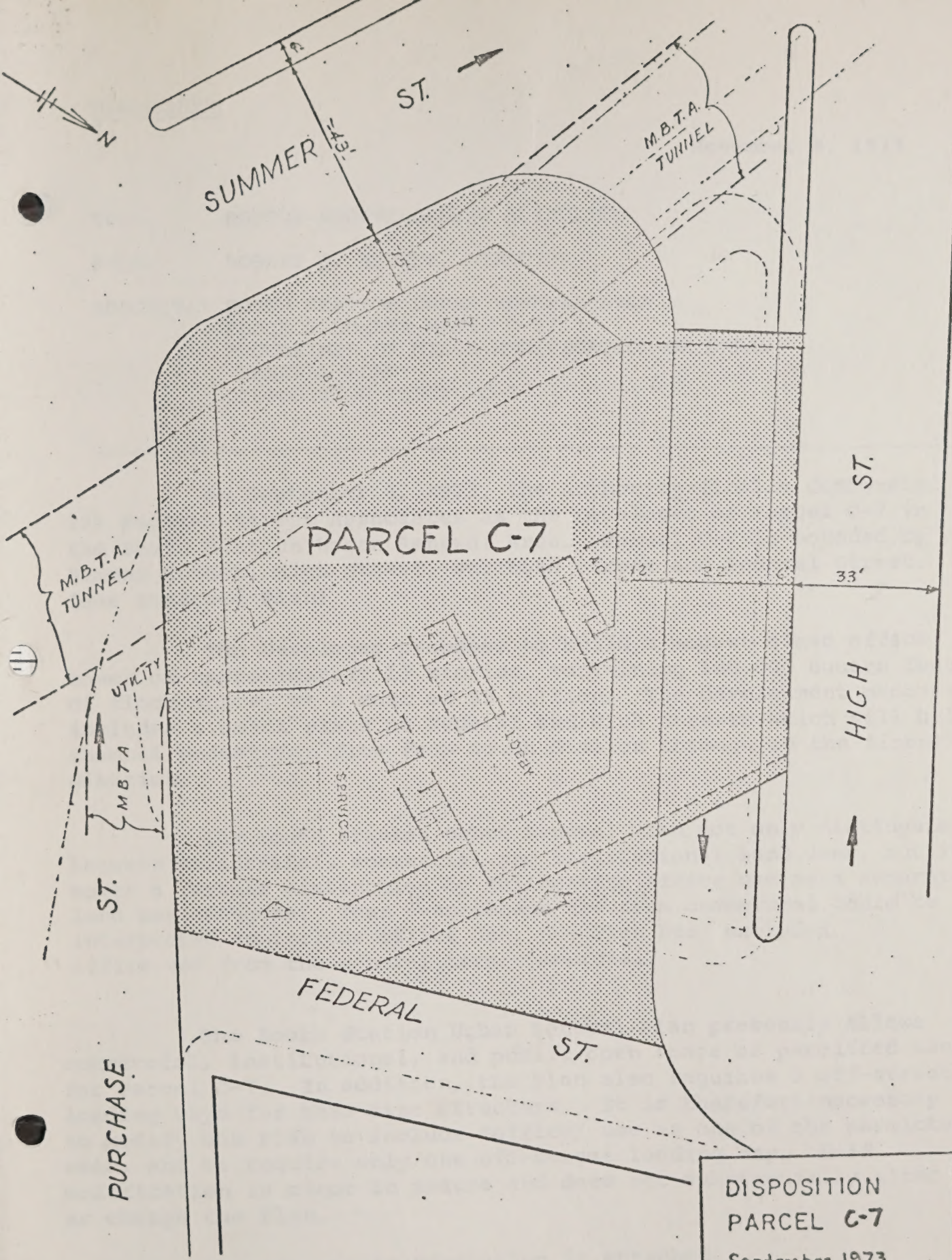
PARCEL G-7

DATE

SOUTH STATION

DATE

DATE



DISPOSITION
PARCEL C-7

September 1973

SOUTH STATION
URBAN RENEWAL AREA
MASSACHUSETTS R-82
BOSTON REDEVELOPMENT AUTHORITY



MEMORANDUM

November 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH STATION URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-82
PROCLAIMER OF MINOR MODIFICATION OF URBAN
RENEWAL PLAN
DISPOSITION PARCEL C-7

On September 6, 1973, the Authority finally designated 175 Federal Street Associates as the Developer of Parcel C-7 in the South Station Urban Renewal Area. Parcel C-7 is bounded by Summer Street, High Street, Purchase Street and Federal Street. (See attached Plan)

The Developer proposes to build a modest sized office tower of approximately 13 stories, containing 180,000 square feet of floor space, at a cost of \$9 million. The development proposal includes a brick plaza at Federal and High Streets which will help channel pedestrian flow from South Station through to the financial district.

The South Station Urban Renewal Plan not only distinguishes between residential, commercial and institutional land uses, but it makes a further distinction by delineating office use as a separate land use category. Thus even though the term commercial could be interpreted to include office use, the Plan has excluded office use from the general term commercial.

The South Station Urban Renewal Plan presently allows commercial, institutional, and public open space as permitted uses for Parcel C-7. In addition, the Plan also requires 3 off-street loading bays for this size structure. It is therefore necessary to modify the Plan to include "office" use as one of the permitted uses, and to require only one off-street loading bay. Said modification is minor in nature and does not substantially alter or change the Plan.

An appropriate Resolution is attached.

Attachment